

**TID 50 – Solar Paints**  
**Periodic Report**  
**12/31/17**

**District Created: 2002**

**Authorized expenditure (excluding interest): \$775,000**

**Authorizing resolution(s): #020337**

**Projected TID cost recovery: 2016 (levy year)**

**Maximum legal life: 2025**

**Base property value: \$300**

**Completion Status: Project complete**

**Project description**

This district was created in 2002 to support environmental remediation at a former paint manufacturing plant located at 5375 South 9<sup>th</sup> Street. Prior to cleanup, the property sat vacant and tax delinquent for more than 13 years. A loan of \$760,000 from the City of Milwaukee's Brownfield Revolving Loan Fund contributed to the \$1.3 million environmental cleanup. As projected, the City loan was repaid from property tax increment in 2017.

The loan leveraged \$1,300,000 of private investment in the rehabilitation of an 8,400 square foot industrial building and the construction of a new 33,000 square foot industrial building. Three industrial users now occupy the site: Xcel Connection, Marshall Erecting, and Lone Wolf – creating more than 36 new jobs.

District incremental value has fluctuated in the last seven years from \$1.45 million to \$3.4 million, and is currently \$2.2 million.

District incremental values have changed as follows:

<b>Year</b>	<b>Incremental Value</b>	<b>Change</b>
2017	\$ 2,168,200	-5%
2016	\$ 2,272,300	11%
2015	\$ 2,048,400	1%
2014	\$ 2,019,400	0%
2013	\$ 2,009,800	-41%
2012	\$ 3,423,700	77%
2011	\$ 1,930,900	33%
2010	\$ 1,455,800	-45%
2009	\$ 2,637,500	-13%
2008	\$ 3,033,100	45%
2007	\$ 2,089,000	-16%
2006	\$ 2,482,300	49%
2005	\$ 1,668,500	10%
2004	\$ 1,516,500	12%

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**Expenditures - Life to Date (as of 12/31/17)**

	<b>Project Plan Budget</b>	<b>Appropriations</b>	<b>Encumbrances</b>	<b>Expenditures</b>	<b>Balance</b>
Administration	\$ 15,000	\$ 24,999		\$ 15,150	\$ 9,849
Remediation Loan	760,000	760,000		760,000	-
Total	\$ 775,000	\$ 784,999	\$ -	\$ 775,150	\$ 9,849

*This is considered a Developer Funded TID. A total of \$760,000 of project costs has been incurred. The amount shown above as expenditures only includes actual incremental revenue paid out on the project, not total project cost.*

**Revenue/Value Performance (as of 12/31/2017)**

	<b>Projected</b>	<b>Actual</b>
Property value	\$ 1,366,600	\$ 2,168,500
Incremental value	\$ 1,366,300	\$ 2,168,200
Incremental taxes	\$ 614,835	\$ 873,302
State aid	*	-

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☒ Yes ☐ No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future: Property values of this district have fluctuated significantly.